

$437,500.00

169 EMORY BIRCH, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

Truly Immaculate Highland Homes property with two bedrooms down perfectly situated on an awesome homesite backing to a permanent reserve. Very lightly lived within as a second home. Impressive two-story entry along with an abundance of windows affords a truly light/bright home. Family room features impressively high ceilings and beyond is the breakfast bar and […]

Rooms & Units Description

Property title: 169 Emory Birch Montgomery Texas 77316

Room Count: 7

Room Description: Breakfast Room,Family Room,Kitchen/Dining Combo

Bed Room Description: 2 Bedrooms Down,Primary Bed - 1st Floor

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Secondary Bath(s): Double Sinks

Master Planned Community: The Woodlands Hills

Photo Count: 38

HOA Mandatory: 1

Additional School: STEWART ELEMENTARY SCHOOL (CONROE)

Original List Price: 437500.00

Green Certification: Energy Star Qualified Home,Home Energy Rating/HERS

Property Details

Parcel Number: 9652-71-01200

Lot Desciption: Greenbelt

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Highland Homes

Price Sq Ft List: 186.81

Acres: 0.1102

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard Fenced,Covered Patio/Deck,Sprinkler System

Interior: Drapes/Curtains/Window Cover,Dryer Included,Fire/Smoke Alarm,High Ceiling,Refrigerator Included,Washer Included

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Pool Area: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated/Low-E windows,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry

Oven Type: Gas Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Quartz

Microwave: 1

Golf Course: Woodforest Golf Club at Fish Creek

Siding: Brick,Cement Board,Wood

Fees & Taxes

Tax Rate: 2.5118

Tax Amount: 7913

Tax Year: 2022

Maint Fee Includes: Other

Other Mandatory Fee: Transfer Fee/Foundation Fee

Fee Other: 1

Fee Other Amount: $275/+0.5%

Basics

Baths Full: 3

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: From 1488 travel North on 2978/Fish Creek Thoroughfare. Right onto Woodforest Parkway North to round-about and take the third exit Right from the round-about onto Woodforest Blvd then Left onto Central Pine then Left onto Emory Birch. Home is on the left.

School Elementary: STEWART ELEMENTARY SCHOOL (CONROE)

School Middle: PEET JUNIOR HIGH SCHOOL

School High: CONROE HIGH SCHOOL

Subdivision: Woodforest

Geo Market Area: Conroe Southwest

State: Texas

Zip: 77316

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Master Planned Community YN: 1

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Mud,Sellers Disclosure

Disposal: 1

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Range

Legal: S965271 - WOODFOREST 71, BLOCK 1, LOT 12

DOM: 6

Courtesy of

List Office Name: The Woodlands Realty